

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 View Point Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$935,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36 Erskine Ridg MOOROOLBARK 3138	\$858,500	09/09/2025
2	5 Naroo Rd MOOROOLBARK 3138	\$825,000	11/08/2025
3	215 Maroondah Hwy CHIRNSIDE PARK 3116	\$778,000	02/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/09/2025 07:34

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

June quarter 2025: \$935,000



3 1 4

Property Type: House

Land Size: 873 sqm approx

Agent Comments

Comparable Properties



36 Erskine Ridg MOOROOLBARK 3138 (REI)

Agent Comments

3 1 -

Price: \$858,500

Method: Private Sale

Date: 09/09/2025

Property Type: House

Land Size: 878 sqm approx



5 Naroo Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 11/08/2025

Property Type: House (Res)

Land Size: 865 sqm approx



215 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

Price: \$778,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 869 sqm approx

Account - Jellis Craig | P: (03) 9908 5700